

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On December 23, 2013 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on December 23, 2013 in the State Office Building.

Members Present: Edwin S. Greenberg, Chairman
Bennett Millstein, Vice Chairman
Bruce Josephy, Secretary
Mark A. Norman
Pasquale A. Pepe
John P. Valengavich

Staff Present: Brian A. Dillon, Director
Mary Goodhouse, Real Estate Examiner

Chairman Greenberg called the meeting to order.

Mr. Josephy moved and Mr. Norman seconded a motion to enter into Open Session. The motion passed unanimously.

OPEN SESSION

ACCEPTANCE OF MINUTES OF DECEMBER 16, 2013. Mr. Norman moved and Mr. Valengavich seconded a motion to approve the minutes of December 16, 2013. The motion passed unanimously.

COMMUNICATIONS

REAL ESTATE- UNFINISHED BUSINESS

REAL ESTATE- NEW BUSINESS

PRB # 13-259 **Transaction/Contract Type:** RE / Voucher
Origin/Client: DOT / DOT
Project Number: 107-167-057
Grantor: Richard Mazeika, et al.
Property: 269 Triangle Boulevard, Middlebury, CT
Project Purpose: Oxford Airport Federal Aviation Regulation, Part 150 Noise Study
Item Purpose: Acquisition of 0.67+/- acres of land, in fee, together with all improvements situated thereon, a "total take".

In January 2009 the Federal Aviation Administration (FAA) approved the Noise Compatibility Program (NCP) which recommended the voluntary acquisition of 72 single-family homes impacted by incompatible noise levels generated by the Waterbury-Oxford Airport. The 72 homes lie within the Runway Projection Zone, are adjacent to it, or are within certain decibel day night level (DNL) noise contours. The subject property is the 53rd in this project to come before the Board and is located in the project's Phase 6 (of 7) area. Staff recommended Board approval of the item. DOT has authority under Section 13b-44 to establish and maintain state airports, and acquire any lands determined to be necessary to improve the adequacy of existing state airports. DOT has authority under Section 8-273a to provide

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting, December 23, 2013

Page 2

relocation assistance and undertake the acquisition of real property on a federally funded project provided the acquisitions and relocation payments and assistance procedures comply with the federal Uniform Relocation Assistance and Real Property Acquisition Policies Act. The appraisal report prepared by DOT Appraiser Anthony John DeLucco supports the purchase price of \$330,000.

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

ARCHITECT-ENGINEER – NEW BUSINESS

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|-------------------------|--|-----------------------------------|------------------------|
| PRB# | 13-262 | Transaction/Contract Type: | AE / Commission Letter |
| Project Number: | BI-T-602 | Origin/Client: | DCS/DEEP |
| Contract: | BI-T-602-ARC | Commission Letter #2 | |
| Consultant: | Ames & Whitaker Architects, P.C. | | |
| Property: | Sherwood Island State Park, Westport | | |
| Project Purpose: | Main Pavilion Improvements Project | | |
| Item Purpose: | Commission Letter #2 to compensate the consultant for additional services required for the investigation, evaluation and recommendations for improvements to the existing sanitary waste infrastructure. | | |

Staff reported that in general the project involves the overall renovation of all interior and exterior finishes and fixtures associated with the Main Pavilion. The project scope also includes roof repair/replacement, reconfiguration of the existing kitchen storage space, expansion of the outdoor public picnic area, heated off-season restroom facilities and improved pedestrian access from the main building to the parking area. The goal of the project is to emphasize water conservation, environmentally friendly products, energy efficiency and also consistency with the historic architectural standards of the structure. The State Historic Preservation Office will be tasked with reviewing the plans for consistency with historic preservation standards for the building era.

In July 2012 the Board approved PRB File #12-186 for AWA for Consultant Design Team Services from preliminary design until the completion of construction. The overall compensation rate for this contract was \$245,000 with all services defined as basic services by the consultant. Thereafter in June 2013 the Board approved Commission Letter #1 in the amount of \$19,800 for additional alternative energy enhancements under PRB File #13-130.

Commission Letter #2 shall compensate AWA for additional services as required for the field investigation, evaluation of existing conditions and the development of a design options in a report format for improvements to Centennial Pavilion’s sanitary sewer system. The scope of work includes but is not limited to the evaluation of existing conditions, field investigation testing, a review of previously completed As-Built plans and the development of a final design report with summary recommendations for next steps. Diversified Technology Consultants, Inc. will be acting as a sub-consultant to AWA for the engineering aspects of this scope. As part of this project request DCS has increased the project construction budget from \$2,160,420 to \$2,552,476.

DCS has confirmed for SPRB that funding is available for this contract. Project funding was approved pursuant to Special Act 05-1 by the State Bond Commission.

SPRB Staff recommended approval of Commission Letter #2.

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting, December 23, 2013

Page 3

OTHER BUSINESS

The Board took the following votes in Open Session:

PRB FILE #13-259 – Mr. Norman moved and Mr. Valengavich seconded a motion to approve PRB File #13-259. The motion passed unanimously.

PRB FILE #13-262 – Mr. Valengavich moved and Mr. Norman seconded a motion to approve PRB File #13-262. The motion passed unanimously.

The meeting adjourned.

APPROVED: _____ **Date:** _____
Bruce Josephy, Secretary